

Accessory Buildings and Structures (Sheds/Shops/Detached Garages)

Chapter 10.30 GENERAL LAND USE REGULATIONS

(B) Lot Coverage of Accessory Buildings, Structures, Parking Spaces. No accessory building, structure, or group of buildings or structures, excluding swimming pools, and no parking space in any residential zone shall cover more than 25 percent of the rear yard space.

(C) Accessory Buildings and Structures.

(1) General Requirements.

(a) No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized by the applicable easement holder through written approval.

(b) No accessory building or structure may encroach into a front yard.

(2) Accessory buildings or structures 200 square feet or less shall comply with the following requirements:

(a) Not larger than 200 square feet.

(i) Awnings, carports or other attached features are not considered part of the structure and shall not exceed the size of the accessory building.

(b) Not taller than 15 feet to the peak of the roof structure.

(c) Located at least 10 feet from the primary structure and located at least three feet from any property lines.

(3) Accessory buildings or structures greater than 200 square feet shall comply with the following requirements:

(a) Building Permit and Conditional Use Permit. Approval for a minor conditional use permit and issuance of a building permit is required prior to construction. Persons desiring to construct accessory buildings shall make application to the Land or designee for minor conditional use approval as outlined in SCC 10.30.100.

Application shall include the following submittals:

(i) Site plan showing location of the home, property line, setbacks, location of the proposed buildings, parking spaces, and easements.

(ii) Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.

(b) Size. Accessory building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

(c) Design. The design, height, and footprint of accessory buildings shall blend aesthetically with the principal building's architecture and design materials.

(d) Setback. The building shall be set back from any property line the distance specified in the table below:

Roof Height (feet)	Up to 21	21+ to 24	24+ to 27	27+ to 30
Setback (feet)	5	6	7	8

(e) Corner Lot. Accessory buildings on corner lots shall be set back a minimum of 20 feet from the street side property line when a driveway accesses the street from the rear or side yard.

(f) Other Structures. In no case shall an accessory building be constructed within six feet of a primary structure.

(g) Height. The height, as measured from the foundation to the highest point on the roof, shall not exceed the height of the primary structure and in no case shall exceed 30 feet.

(D) Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height limits; provided, that no space above the height limit shall provide additional floor space.

(E) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.